

# OKEFENOKEE CLUB

1,596 ACRES | FOLKSTON, GEORGIA

\$3,403,450 | \$2,150 PER ACRE



## PROPERTY SIZE

1,596 Acres

## LOCATION

Folkston, Georgia

## CATEGORY

Hunting Land, Investment

## IMPROVEMENTS

Private, Gated Entry with Underground Power, Pole Barn, Equipment Storage Building, Rifle and Skeet Range, Fire Pit, Well and Water Softener System

## SPECIAL FEATURES

Bordering Okefenokee National Wildlife Refuge, Over 90% Uplands



*"Owner has improved these last remaining and largest parcels to maximize recreational opportunity and improve wildlife habitat. These properties are some of the most fairly priced hunting and recreational properties on the market in south Georgia. With underground power, gated entry, high-quality improvements, mature timber and Owner Financing available this will be an attractive opportunity to a lot of folks."*

Hunter Brant, President,  
Oakwood Realty Group

High Quality hunting and recreational property with mature merchantable timber and improvements. These large acreage parcels are priced to sell with a gated entryway, underground power, food plots, tree stands, wildlife feeders and improvements. Great location with 4-lane highway access directly to the property gate and located in close proximity to Jacksonville, Brunswick and Waycross. The Okefenokee Sporting Clays Club is just a couple minutes away offering an excellent recreational amenity as well as the Okefenokee National Wildlife Refuge, which borders the property to the West. The property is mostly uplands and has mature merchantable pine timber with just the right amount of hardwoods mixed in for wildlife habitat and diversity. This is the most affordable, high quality large acreage opportunity available in southeast Georgia. Multiple parcels and acreage divisions available, Owner Financing for well qualified buyers.



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Real Estate Brokerage | Advisory & Consulting Services



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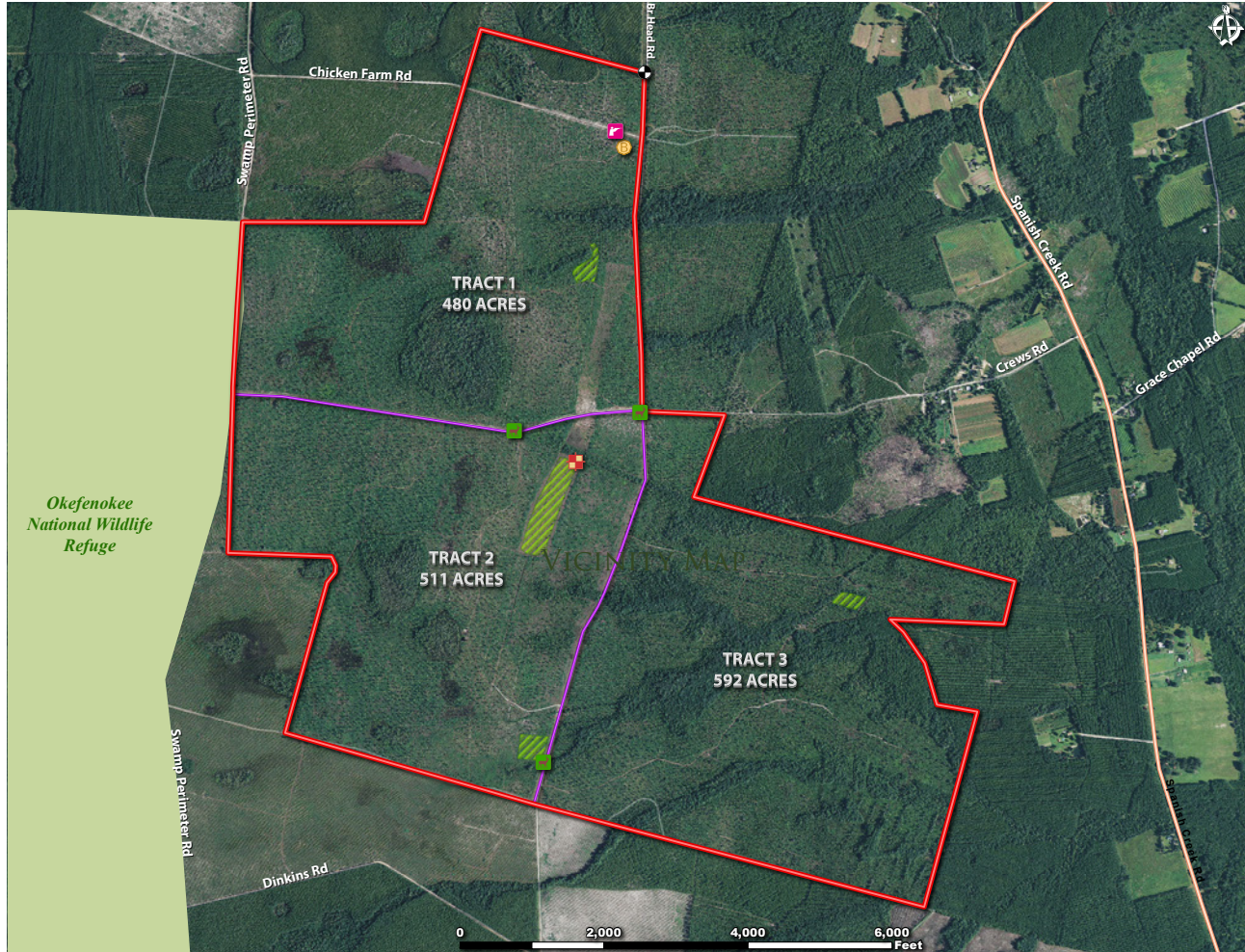




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AERIAL MAP

## DIVIDABLE INTO 3 TRACTS:

**Tract 1:** 480 Acres - \$1,152,000 or \$2,400/acre

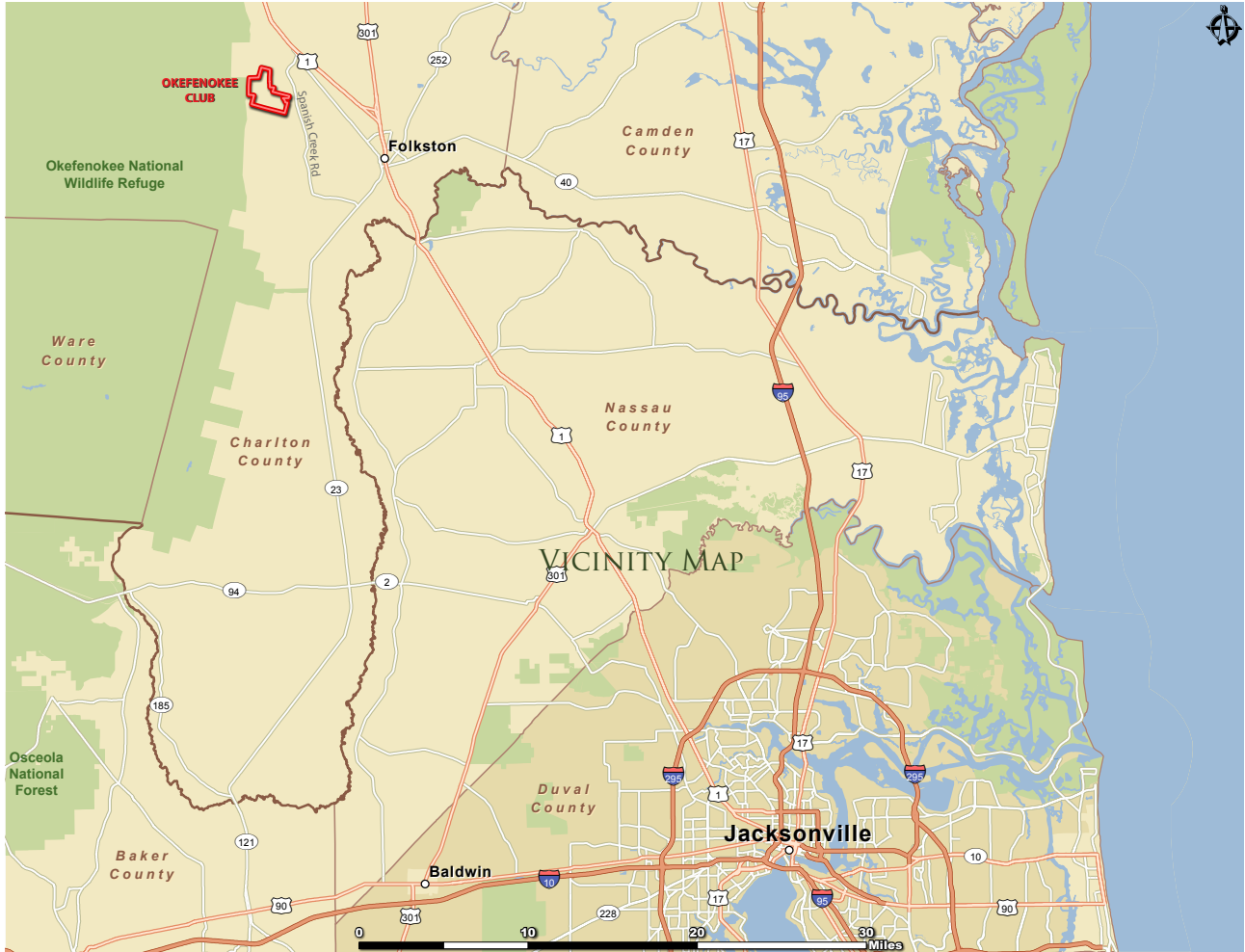
**Tract 2:** 511 Acres - \$990,000 or \$1,937/acre

**Tract 3:** 592 Acres - \$1,302,400 or \$2,200/acre

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LOCATIONS MAP

## LOCATION FEATURES:

Great location with 4-lane highway access directly to the property gate.

Close proximity to Jacksonville, Brunswick and Waycross.

The Okefenokee Sporting Clays Club is just minutes away.

Okefenokee National Wildlife Refuge borders the property to the West.

Most affordable, high quality large acreage opportunity available in southeast Georgia.